



AMERICAN FORK CITY PLANNING COMMISSION AMENDED AGENDA

**Regular Session
September 6th, 2023
Wednesday 6:00 PM**

**American Fork City Hall
31 North Church Street
American Fork City, UT 84003**

<https://www.americanfork.gov/AgendaCenter>

Planning Commission Members

**Christine Anderson, Chair
Chris Christiansen, Vice Chair
Jenny Peay
Bruce Frandsen**

**Rod Martin
David Bird
Harold Dudley**

Notice is hereby given that the American Fork City Planning Commission will meet in regular session on September 6th, 2023, at the American Fork City Hall, 31 North Church Street commencing at 6:00 PM. The agenda shall be as follows:

1. **Regular Session**

- a. Pledge of Allegiance
- b. Roll Call

2. **Common Consent Agenda** (Common Consent is that class of Commission action that requires no further discussion or which is routine in nature. All items on the Common Consent Agenda are adopted by a single motion unless removed from the Common Consent Agenda).

- a. Approval of the August 16th, 2023, Planning Commission minutes

3. **Public Hearings** (Public Hearings is that class of Commission action that requires further discussion on General Plan changes, Zone changes, and Code Text Amendments that alter the land use characteristics of American Fork City. Public Hearing items will have the chance for the public to speak upon)

- a. Public hearing, review, and recommendation on a proposed Code Text Amendment, known as Valve Box Detail, of the American Fork City Municipal Code. Combining Section 15.01.1400 Valve Box Detail and 15.01.1405 Secondary Water Valve Box Detail, the Code Text Amendment plans to revise and have one valve box detail for culinary water, pressurized irrigation and fire lines for American Fork City.

4. **Action Items** (Action Items is that class of Commission action that requires further discussion on Preliminary Plans, Final Plats, and Site Plans that alter the land use characteristics of American Fork City. The Planning Commission will have authority to approve Preliminary Plans and some Site Plans, depending on the zoning district said Site Plans are in. Final Plats and some Site plans will be recommended by the Planning Commission to the City Council for final action)

- a. Review and recommendation on an application for a Final Plat, known as The Flats at Lakeshore Landing Block 1 – Plat B, located at approximately 444 South 920 West, American Fork City, UT 84003. The Final Plat will be for approximately 1.56 acres and will be in the Transit Oriented Development (TOD) Zone.

- b. Review and recommendation on an application for a Final Plat, known as The Flats at Lakeshore Landing Block 3 – Plat F, located at approximately 496 South 920 West, American Fork City, UT 84003. The Final Plat will be for approximately 0.94 acres and will be in the Transit Oriented Development (TOD) Zone.

5. Other Business

- a. Upcoming Projects

6. Adjournment

Dated this 24th day of August 2023

Patrick O'Brien

Development Services Director

**The order of agenda items may change at the discretion of the Planning Commission Chair*

UNAPPROVED MINUTES

08.16.2023

**AMERICAN FORK CITY
PLANNING COMMISSION REGULAR SESSION**

August 16, 2023

The American Fork City Planning Commission met in a regular session on August 16th, 2023 at the American Fork City Hall, 31 North Church Street, commencing at 6:00 p.m.

Commissioners Present: Christine Anderson, David Bird, Jenny Peay, Rodney Martin, Harold Dudley

Absent: Bruce Frandsen, Chris Christiansen

Staff Present:

Patrick O'Brien	Development Services Director
Cody Opperman	Planner I
Levi Burr	City Engineer
Angie McKee	Administrative Assistant I

Others Present: Grayson Sabin

REGULAR SESSION

Chairwoman Anderson led the "Pledge of Allegiance"

Roll Call

COMMON CONSENT AGENDA

- 1. Minutes of the August 2, 2023 Planning Commission Regular Session.**

Rodney Martin motioned to approve the Common Consent agenda.

Jenny Peay seconded the motion.

Voting was as follows:

UNAPPROVED MINUTES

08.16.2023

Christine Anderson	AYE
Jenny Peay	AYE
Rodney Martin	AYE
David Bird	AYE

The motion passed

PUBLIC HEARINGS

- a. Public hearing, review, and recommendation on a proposed Code Text Amendment, known as Typical Waterman Taps, of the American Fork City Municipal Code. Amending Section 15.01.1390, the Code Text Amendment plans to update and create standard water details for American Fork City.**

Levi Burr reviewed the background information for public hearing item a. The applicant has applied for a Code Text Amendment to amend Section 15.01.1390 of the American Fork City Municipal Code. The proposed amendment looks to revise the section 15.01.1390 of the municipal code of American Fork City and is part of a larger project to revise and modify the standard details found in section 15.01.

Levi Burr: Under the guidance of Jay Brems, our water superintendent, and Ben Hunter (City Engineer), we've reviewed some of our old standard details, and we're just updating them to make them cleaner, and getting the information that they want conveyed to the developers.

Chairwomen Anderson: Thank You Levi, any questions from the commission on the first item? We can just mention that Harold is with us and will be a voting member as well.

David Bird: Can you give us some details on what changes or updates are being given, some kind of idea of what we are supporting?

Levi Burr: Some of the basic things, like to clean up some of the text to make sure that it's a little bit more descriptive on the details. It's in the packet so you can see the two different sections to kind of compare them. Going into the water tapping it needs like a clamp for each of them. Unless it's a ductile iron pipe and it's a one-inch meter, then you can just put it straight into the pipe. Some of that stuff to clean it up and remove the confusion for any developers.

UNAPPROVED MINUTES

08.16.2023

Chairwomen Anderson: Awesome. Any other comments, or we can make a motion? Sorry, this item requires a public hearing.

Public Hearing Opened

No Comments

Public Hearing Closed

Rodney Martin moved to recommend approval for the proposed Code Text Amendment amending Section amending Section 15.01.1390, titled Typical Waterman Taps, relating to updating and creating standard detail Culinary Water Service Tap for American Fork City and providing an effective date for the ordinance.

Jenny Peay seconded the motion.

Voting was as follows:

Christine Anderson	AYE
Harold Dudley	AYE
Jenny Peay	AYE
Rodney Martin	AYE
David Bird	AYE

The motion passed

- b. Public hearing, review, and recommendation on a proposed Code Text Amendment, known as Water Details, of the American Fork City Municipal Code. Amending Section 15.01, the Code Text Amendment plans to update and create standard water details for American Fork City.**

UNAPPROVED MINUTES

08.16.2023

Levi Burr reviewed the background information for public hearing item b. The applicant has applied for a Code Text Amendment to amend Section 15.01 of the American Fork City Municipal Code. The proposed amendment looks to revise the section 15.01.1395 of the municipal code of American Fork City and is part of a larger project to revise and modify the standard details found in section 15.01.

Jenny Peay: Will these be installed on the outside of the meters?

Levi Burr: So basically, this is the connection to the pipe itself.

David Bird: So, it's the connection in the street?

Rodney Martin: Into the water main.

David Bird: How are they accessing that?

Levi Burr: So, this is for new developments, and they will have to dig up the street to access it.

David Bird: Are you digging up streets that have recently been repaired?

Levi Burr: That's always a possibility. But when that happens, it will have to follow the codes that allow them to dig up the streets. I think there's a moratorium generally. And with that moratorium, they still allow you to dig up the street but it's very restrictive on how far you have to repair it and stuff like that.

David Bird: Will this be coordinated with the resurfacing that's going on? I know in my neighborhood they are tearing up all of the streets. I hate to have them lay out a new paved road, and then next summer take it all up again. Is this coordinated somehow?

Levi Burr: This is for every developer that comes into the city, we asked them to use our water details. So, it's not necessarily for a specific project, but it's for the entire city.

Patrick O'Brien: I think what the commissioner is asking is where we are paving streets in the city, are we going to be doing all of the existing connections that are in the city? Are we going to have to go back in and re-do stuff that we've just recently resurfaced?

Levi Burr: So, this would be for new construction.

David Bird: so, it's not retro?

Levi Burr: No, it's not a retro thing.

Chairwomen Anderson: If there is no further comment, we are ready for a motion.

Patrick O'Brien: We need a hearing.

Chairwomen Anderson: I am going to remember one of these times.

UNAPPROVED MINUTES

08.16.2023

Public Hearing Opened

No Comments

Public Hearing Closed

David Bird moved to recommend approval for the proposed Code Text Amendment amending Section 15.01.1395, titled Typical Secondary Water Main Tap, relating to updating and creating Pressurized Irrigation Service Tap and providing an effective date for the ordinance.

Jenny Peay seconded the motion.

David Bird: Can I ask the effective date? When will this go into effect?

Patrick O'Brien: It will be when the ordinance is approved by City Council. It's just a legal term that our city attorney has in there to cover us, so we know when it's adopted, it's automatically in effect.

Voting was as follows:

Christine Anderson	AYE
Harold Dudley	AYE
Jenny Peay	AYE
Rodney Martin	AYE
David Bird	AYE

The motion passed

- c. Public hearing, review, and recommendation on a proposed Code Text Amendment, known as Valve Box Detail, of the American Fork City Municipal Code. Amending section 15.01.1400, the Code Text Amendment plans to update and create standard water details for American Fork.**

UNAPPROVED MINUTES

08.16.2023

Chairwoman Anderson noted that Public Hearing letter c. was pulled from the agenda by staff.

ACTION ITEMS

- a. Review and action on an application for a Residential Accessory Structure, known as Sabin Accessory Structure, that is 1000 square feet or greater, located at 770 N 350 E, American Fork City, UT 84003. The Accessory Structure will be on approximately 1.05 acres and will be in the R1-9000 zone.**

Cody Opperman reviewed the background information. The applicant has applied for a site plan to develop a Residential Accessory Structure. The Accessory Structure exceeds the 1000 square foot threshold, requiring the application to be brought to the Planning Commission for their determination. The proposed accessory structure is 3500 square feet, and the existing One Family Dwelling is 2,341 square feet. such as an accessory building will be incidental to the primary use of the building on the parcel, the applicant has provided adequate assurance that neither the accessory building or any portion thereof will be used or converted for sleeping quarters or living quarters. Overall, it is up to code for these three items. The fire marshal has put in some comments that he would personally like to see. But overall, it is still up to code. Also, I just want to indicate that after whatever the determination is here for planning commission, there will still be some engineering remarks that will need to be resolved. One approval condition is to provide adequate assurance for ensuring this will not be converted into an external ADU or anything with living spaces. So overall, it's up to code, but again, we want to make sure that the engineering items will still be addressed later before building permits are issued.

Jenny Peay: Do we have any restrictions for it having a business?

Cody Opperman: Yes, so for external accessory structures, you're not allowed to have a home occupation run out of them. That's also part of the adequate assurance form it will be indicating that it won't be used for a business or living quarters.

UNAPPROVED MINUTES

08.16.2023

Patrick Obrien: The adequate assurance document is a covenant that no habitation or business will be run from the structure.

Cody Opperman: It will also be recorded with Utah County. So, it will be with the land. If anybody purchases that property in the future, that covenant would also hold until something comes up in the future, if anything changes for that use, for example, in the future. Also, the accessory structure will be used for mainly storage of boats, vehicles, trailers and stuff like that. Just to give you an overall feel of what that accessory structure is going to be.

Chairwomen Anderson: Engineering, do you have any comments on this?

Levi Burr: The engineering comments that will need to be addressed before a building permit is issued, is with this being a large building there will be a quite a substantial amount of water runoff coming from it. The code doesn't allow for water runoff into the neighboring properties. So, engineering will need to see specific information on how that water will be stored on site, and what the percolation rates will be. Will there be a sufficient amount of storage for the water so that does not become a problem? Also, part of the code requires easements for remodels and reconstructions. This property currently does not have an easement so we will be requiring that as well before the building department review.

Jenny Peay: So, you are requiring that plat record easements, is that what I am assuming?

Levi Burr: It wouldn't be a plat; it would just be easements around the property. Code requires a 10-foot easement in the front and 5-foot on the side.

Chairwomen Anderson: So, in most applications we are accustomed to having engineering things meet code before they come to us, so we know what we are approving. I know that with accessory structures, currently in our code, there are only those three items that you mentioned that need to be met. In my opinion, it would be helpful in the future to have the code amended so that accessory structures are required to meet the code before they come to Planning Commission. I think that would make it more clear for the applicant so that they know when they leave this room that they're good to go rather than, you know, thinking that they got an approval but it's not a final approval because they still have several steps to go before they can move forward.

Rodney Martin: My main concern, like Christine brought up, is a developer or builder/owner, thinking "hey, I've got approval", when they will still be held up for a building permit. Anything we can do to reduce the amount of time that it takes from approval of this body to the permitting stage will help. I know you're constrained as a staff on things like that. I'm fine with approving this, but it just means that they're gonna have to wait for you guys to do stuff, in order to get a permit. Hopefully, that can happen quickly.

UNAPPROVED MINUTES

08.16.2023

Chairwomen Anderson: I agree, I think because it meets code, our duty tonight is to approve it. It needs to be very clear that it is only a land use approval. For the building approval, it needs to meet the specified engineering requirements.

Jenny Peay: So, do they have a proposed drainage plan?

Levi Burr: They've submitted something to us recently. We haven't had a thorough review of it but we will have comments pending on that review. We are still looking for something with a little bit more detail. Like the amount of water that needs to be retained. How the percolation rate is, the geotechnical report, just to confirm that what they're finding is adequate.

Chairwomen Anderson: And also, just to clarify, this does not go on to City Council. Is that right? We are the approval body and once we give approval tonight, we won't see it again, and it is just up to engineering to get an approval?

Patrick O'Brien: Yes. The next steps in the process are to get all of the engineering checklist items in place, some of these issues that Levi has brought up. It is similar to other projects, but these checklist items can generally be worked on beforehand for larger projects that are not accessory structures. Before we accept plans for the building permit, we require a sign-off from all the departments involved in that process. So, engineering won't be able to give that sign off until they receive everything. Then building can accept it. So unfortunately, the perception is that building slows everything down, because they won't be able to accept something because of the way our process is structured. It doesn't essentially allow people to work on items because they don't know what those requirements are until we get to this point in time.

Chairwomen Anderson: Right, seems like a little more of a headache for the applicant.

Cody Opperman: And, again, just the adequate assurance form needs to be provided as well. You can also reach out to me, Grayson. I can send it over to you and get that signed and recorded into Utah County.

Chairwomen Anderson: I believe the applicant is here. You're welcome to come forward if you'd like to tell us about your project,

Greyson Sabin: Basically, it is just to store all my things out of the weather. Pretty simple. This has been a six-month process to approve something, so as you can tell it has been pretty frustrating. One thing too, on the application it says a geotechnical report is required if it is sensitive lands, which I don't believe these are sensitive lands. So, I'm just curious if during this meeting we can just take care of all the things for engineering. Levi, I did have my engineer approve; Sorry, I'm not a very formal person, so I'm a little bit nervous here. I apologize. I did have my engineer go through and provide slopes and percentages away from the structure for

UNAPPROVED MINUTES

08.16.2023

adequate drainage, in his opinion. That was done a few weeks ago. And, in my opinion, objectively, this meets all code. So, it's just a little bit frustrating that we're going back and forth. It seems like there is a little bit of internal communication and I do not know what is going on, but as a homeowner trying to get a project done, it's been very frustrating. Just for the record, I want to say that. So, I do not know if we can resolve some of these things right now. It seems like there is a lot of back and forth and there is a lot of people that don't know, or maybe can't make a decision. It seems like this body is the time to make decisions. It would meet the three things that code requires, so my question is why? Why am I not able to get a permit as if this is a building less than 1000 square feet?

Chairwomen Anderson: Right. So, you're right, you do meet the three items of code and so tonight, in my opinion, I would recommend approval for this. And then just because of the way the order is right now in the procedure, you'll still just have to finalize the engineering requirements with staff after this.

Cody Opperman: Sorry Greyson. For those three criteria, it meets the Planning Commission Code and the planning and land use regulation code. There are other items in our other development code and our engineering code that will still need to be addressed. That is why you will have those additional requirements that must be met after this meeting.

Greyson Sabin: Sure. I think what is a little bit frustrating, is I provided, in my objective or in my biased opinion, enough evidence or whatever to meet the requirements, and it seems like nobody really knows, or can officially approve this. So maybe we can meet after this and get a clear plan as to how we can get this resolved without 1000s and 1000s of dollars or more, trying to find contractors to get this done.

Rodney Martin: One thing, and you may or may not have stated, but you were talking about your slopes and stuff like that for your building. You may understand, and you may not, but when you build a building over ground that would normally absorb the rainwater, when that gets shed off that building, and as required by law, you have to retain any water that lands on your land, on your land. It can't just be sloped down to your neighbor's property.

Greyson Sabin: There's nowhere that it was stated that I am going to divert water to my neighbor's property, and I even have submitted plans to engineering, I am not sure if you can pull that up right now... Not that one, this is the old one. Do you have the one that I submitted two weeks ago?

Rodney Martin: Your statement right here tonight, for all intents and purposes, you said drain off and slopeage and stuff like that, which you know, if we just took that at face value would mean...

UNAPPROVED MINUTES

08.16.2023

Greyson Sabin: Sure, this is not the updated one. Do you have the one that I submitted two weeks ago?

Patrick O'Brien: Levi has it here.

Greyson Sabin: Okay, Perfect.

Chairwomen Anderson: I do remember trying to get my house built and thinking, 'it's just a simple thing, why can't they just look at it?' But the reality is, there is a stack this high, and they've got to get through all the other things on their desk as well.

Greyson Sabin: I do understand that, and I had to actually go through three engineers before I found someone that would work with me in American Fork City. Two of them were ready to go with the project until they found out that it was American Fork City. So, for the record, I would like to state that obviously there's something going on in the process where this is potentially taking longer than other cities are taking. And again, this is not a redirection of property use. This is just building, a detached garage essentially.

Chairwomen Anderson: Okay, thank you. I do want to be respectful to the staff who's been carrying a heavy load and doing a great job. So, let's just try to keep it respectful. Levi, it seems like you have something that he was hoping to show?

Levi Burr: Here's the drawings that he submitted. So, what I'm seeing from his drawing is the water I believe is sloped to the north and south. You can correct me if I'm wrong, or is it east and west?

Greyson Sabin: It is east and west. The north and south are cabled in, so no water will go off those ends.

Levi Burr: Okay, so with that in mind, this is 2% each way. That's not a really large amount of space. When I calculated how much water would come off on the 100-year storm, I got about a 10- by 10 by 25-foot pool size of water the amount that would come off that building. For 100-year storm that's a large amount of water. So, based off the percolation rate, which is a comment we've made about needing to know, because depending on if the water's not going to seep into the soil quickly, that water will flow into the neighbor's property.

Greyson Sabin: This is a well-established neighborhood, and the percolation rates are the same as my house currently. So, my question is, why would we need that? We already have a proven track record that water does seep into the ground.

UNAPPROVED MINUTES

08.16.2023

Chairwomen Anderson: The area where the building is sitting, has previously been pervious. With 3500 square feet of land that is no longer pervious that water will need to go somewhere else. So that's the issue. It's just the size of that area that is being replaced by impervious.

Greyson Sabin: Sure, I understand but it's going to where water is currently being penetrated.

Patrick O'Brien: I think we're getting out of line on this. The Commission can approve the item, but all subsequent things need to be addressed by our engineering division administratively. We can set a timeline to try and address that as soon as possible.

Chairwomen Anderson: Right. I hope that the record from this meeting alone shows how difficult it is when a project is brought to planning commission before it has been finalized through staff. I know that staff can agree that it would make their life easier if they were able to take the time to work on these projects, outside of planning commission, and bring it to us when they're ready to present it as recommended or not recommended. We can move on at this point, unless anyone else has comments.

Rodney Martin: After a certain amount of time the applicant has a right to have this brought before us, whether or not staff is finished with it, and so it is their right to bring this before us.

Chairwomen Anderson: I just think the process should be correct.

Rodney Martin: Well, okay. We have got to figure something out as a city to not be the city that people avoid building in. And that developers, engineers and contractors do not want to serve customers in, and I don't want our city losing money through lawsuits related to these approvals. Three of which I know are coming because of decisions, because of lack of whatever it is in our city, whether it's code text amendments, whether it's leeway, variance, whatever it is, we have got to do better. And when the mayor must be called because nothing is happening and he must step in, that should not have to happen in our city. Okay, there are unreasonable developers. There are unreasonable homeowners and people that try to push their agenda, and we must be here to ensure that things are done properly, but the frustration level of many people I know.... Now, having said that, there is a process some people just don't realize. There's a process, and they're like, "oh, I should just be able to sign this, and I'll be able to throw up whatever I want on my land." And that's not realistic either. So, we've got to do something. I know steps have been made and decisions have been made and people have been hired, and hopefully we can get rid of this stigma and that we can get to being amenable to sensible things in our city. And not get bogged down in things that are not necessary.

Chairwomen Anderson: Cody has a comment.

UNAPPROVED MINUTES

08.16.2023

Jenny Peay: I would like to make a comment. Just because I kind of come into the defensive staff here that all projects are not created equal. Depending on the project and depending on what is being submitted and how it is being submitted. There are addendums that may need to be made. I think it is reasonable that they have that opportunity to address those and bring those up. On drainage, especially an item an engineer must address so we don't create another issue for surrounding neighbors. I defend the staff because I think it's necessary for engineering to follow up on these, especially the size of the building. I think it's not just a 1000 square foot building. It is a larger wheel. Give staff the opportunity to follow up with you. And the one thing I would like to recommend to staff is to maybe give some light items that need to be addressed so it is clear cut for him.

Chairwomen Anderson: Thank you. I think we will move on to a motion at this point based on the three items that this structure needs to meet.

Rodney Martin moved to approve the proposed Residential Accessory Structure that is in excess of 1000 square feet, located at 770 N 350 E, American Fork City, UT 84003, in the Residential R1-9000 Zone, subject to any conditions found in the staff report and recommended by the Fire Marshall.

Chairwomen Anderson: Do we need to add anything about how this is only a land use approval or that is clear?

Patrick O'Brien: It is being approved subject to the required conditions.

Rodney Martin: "Subject to any conditions found in the staff report and recommended by the Fire Marshall."

Chairwomen Anderson: Right, okay.

Harold Dudley seconded the motion.

Voting was as follows:

Christine Anderson	AYE
---------------------------	------------

Jenny Peay	AYE
-------------------	------------

UNAPPROVED MINUTES

08.16.2023

Rodney Martin **AYE**

David Bird **AYE**

Harold Dudley **AYE**

The motion Passed

Greyson Sabin: Sorry for being disrespectful, I am just trying to voice my opinion.

Rodney Martin: We have been sworn at, so it's fine. Having said what I said, I don't mean any disrespect to staff. I know you guys are working hard, and I don't know what the answer is. We've got to figure some things out.

Greyson Sabin: I'd like to say one last thing, the staff has been very responsive in getting back to me. I think what has been a bit hard is not knowing what's objectively going through the process or subjectively. Who has the final say on this?

Patrick O'Brien: That's what we're trying to figure out. We can only operate within the constraints of the code that exists right now. That's the honest fact of it. There are things that are outdated, we are growing into a larger city, we need to update all of that stuff. We are trying to improve that, and we appreciate your comments to help us figure out some of these things that need to be addressed.

Chairwomen Anderson: Just the nature of the beast. The current staff are working with a code that was written a long time ago. So, it's just this constant process of trying to update different parts and it's this mammoth document. Thank you. Good luck to you.

- b. Review and recommendation on a proposed Annexation Agreement, known as AF Utah LLC, located at approximately 6899 W 7750 N, American Fork City, UT 84003. On approximately 13 acres, the property will be annexed into American Fork City and be given the Transit Oriented Development (TOD) zoning designation.**

UNAPPROVED MINUTES

08.16.2023

Patrick O'Brien reviewed the background information. The applicant has applied for annexation within American Fork City. The project area looks to have the TOD zoning designation assigned to the land, which would be for Transit Oriented Developments. As the property resides in the Transit Core – Mixed Use Core any development to be put on this property will have a minimum requirement of 55 dwelling units to the acre. Additionally, any buildings fronting 200 South will have a requirement of 100 percent ground floor office and/or retail space. All buildings fronting any other street in the Transit Core – Mixed Use Core will require 25 percent ground floor office and/or retail space. The 25 percent equivalent may be satisfied collectively in one building or dispersed throughout the project area in various buildings.

The Annexation Agreement will talk about the Terms and Conditions of the agreement, one of which is the right of way to be conveyed to the City for 200 South and 250 South. 200 South will be classified as a Business Arterial and 250 South as a Local Thoroughfare. At approximately 100 West, located between 200 South and 250 South, there will be right of way conveyed for a pedestrian thoroughfare. All right of way to be conveyed to City will be shown on the street dedication map prepared by the Applicant and approved by the City.

Chairwomen Anderson: Any questions for planning?

Jenny Peay: Is there a way that you can scroll that out so we can see the property on the map?

Patrick O'Brien: There's not, but if you give me one second, I will just put it up on a on a regular land use map. Some of the requirements outlined in the code related to development is that any development that fronts 200 South needs a ground floor commercial or retail element. There's a minimum density associated with the zoning as well. This is going to be our major high-density area within the city. So, it makes sense to have our density specific to all of that, outlined as well. We welcome the annexation in, it's an island down there right now, so bringing that in we'll get rid of that unincorporated island. There're still a couple other holdouts throughout the southern part of the city, but eventually most of those will move in, and for anyone who wants to continue farming, we also welcome that use.

Harold Dudley: Does the county need to consent?

Patrick O'Brien: Everything in that process of things has been addressed with the county. The petition has gone on before the county and all the other relevant stakeholders that need to be notified because it's not leaving an island of unincorporated land. I don't think it needed to go through the public hearing with the county for that, sometimes if you're annexing land in and you're leaving a portion of unincorporated land, the county needs to say that they're okay with that. But in this case, it doesn't do that.

Chairwomen Anderson: Engineering, did you have anything?

Levi Burr: Not unless there's things you want to know specifically about.

UNAPPROVED MINUTES

08.16.2023

Patrick O'Brien: The public hearing is held before the City Council. The Planning Commission is not approving all of the annexation agreement, just the zoning element of it. The City Council will approve everything else; this is the land use part that planning commission is concerned about.

Jenny Peay moved to recommend approval for the proposed Annexation Agreement, located at approximately 6899 W 7750 N, American Fork City, UT 84003, subject to any conditions found in the staff report and recommended by the Fire Marshall.

David Bird seconded the motion.

Voting was as follows:

Christine Anderson	AYE
Jenny Peay	AYE
Rodney Martin	AYE
David Bird	AYE
Harold Dudley	AYE

The motion Passed

Other Business

Patrick O'Brien updated the Planning Commission on the progress of the Code Rewrite project.

Other Business

Adjournment

UNAPPROVED MINUTES

08.16.2023

Rodney Martin motioned to adjourn the meeting.

David Bird seconded the motion.

Meeting adjourned at 6:53 PM

Angie McKee

Administrative Assistant I

The order of agenda items may change to accommodate the needs of the commissioners, public and staff.

Agenda Topic

Public hearing, review, and recommendation on a proposed Code Text Amendment, known as Valve Box Detail, of the American Fork City Municipal Code. Combining Section 15.01.1400 Valve Box Detail and 15.01.1405 Secondary Water Valve Box Detail, the Code Text Amendment plans to revise and have one valve box detail for culinary water, pressurized irrigation and fire lines for American Fork City.

Background

The applicant has applied for a Code Text Amendment to amend Section 15.01.1405 of the American Fork City Municipal Code. The proposed amendment looks to revise and have one valve box detail for culinary water, pressurized irrigation and fire lines for American Fork City.

Potential Motions – Code Text Amendment

Approval

Madame Chair, I move to recommend approval for the proposed Code Text Amendment, amending Section 15.01.1405, titled Valve Box Detail relating to updating and creating water standard details for American Fork City and providing an effective date for the ordinance.

Denial

Madame Chair, I move to recommend denial for the proposed Code Text Amendment, amending Section 15.01, titled Valve Box Detail, relating to updating and creating water standard details for American Fork City.

Table

Madame Chair, I move to table action for the proposed Code Text Amendment, amending Section 15.01, titled Valve Box Detail, relating to updating and creating water standard details for American Fork City and instruct staff/developer to.....

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 15.01.1400 OF THE MUNICIPAL CODE OF AMERICAN FORK CITY, UTAH, RELATED TO VALVE BOX DETAIL.

WHEREAS, Chapter 15.01 of the American Fork Municipal Code relates to Development and Construction Standards of American Fork City;

WHEREAS, City Council desires to amend the standard for VALVE BOX DETAIL.;

WHEREAS, American Fork City finds it is in the best interest of the citizens of American Fork to make these amendments.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF AMERICAN FORK that:

1. **SECTION 15.01.1400 of the Municipal Code of American Fork City, relating to Valve Box Detail, combining Section 15.01.1400 Valve Box Detail and 15.01.1405 Secondary Water Valve Box Detail which plans to revise and have one valve box detail for culinary water, pressurized irrigation and fire lines for American Fork City.**

**PART II
PROVISIONS AND ADOPTION**

SECTION 1. Severability

The sections, paragraphs, sentences, clauses and phrases of this Ordinance are severable. If any such section, paragraph, sentence, clause, or phrase shall be declared invalid or unconstitutional by the valid judgment or decree of a Court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of constitutionality of any of the remaining sections, paragraphs, sentences, clauses or phrases of this Ordinance.

SECTION 2. Amendments to be added to the City Code.

The City Council hereby directs that the provisions enacted by this ordinance shall be made and placed in the City Code.

SECTION 3. Effective Date

This ordinance shall take effect immediately upon its passage and publication as required by law.

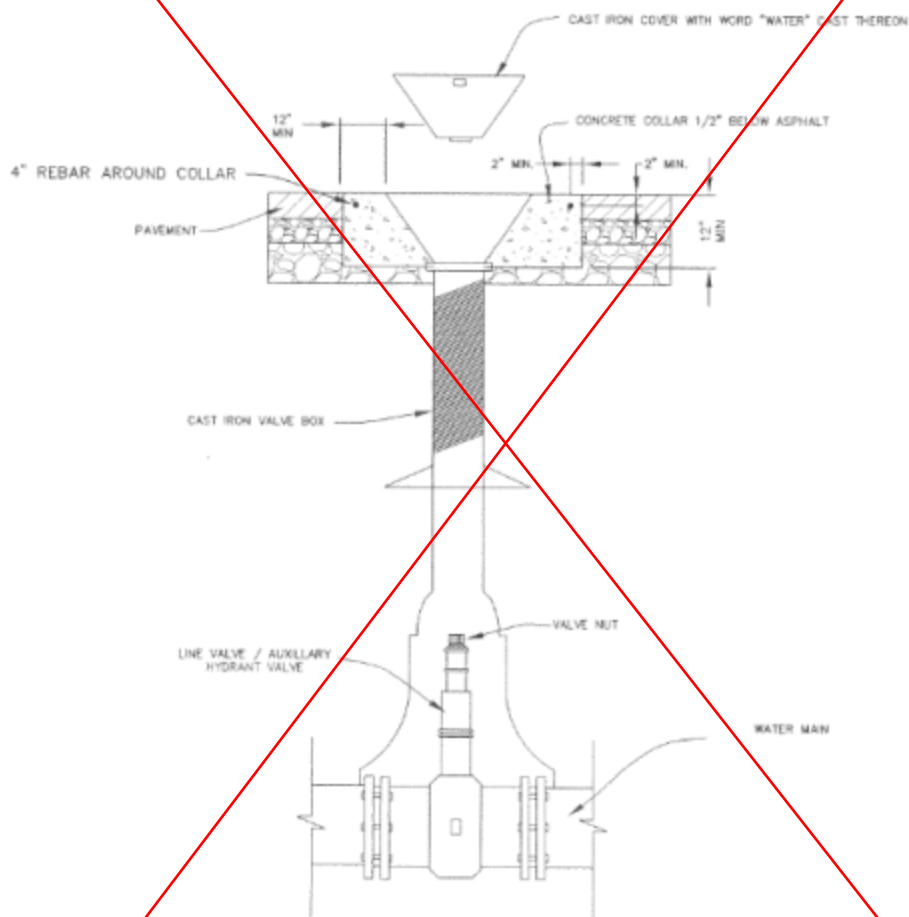
PASSED AND ADOPTED BY THE CITY COUNCIL OF AMERICAN FORK, STATE OF UTAH, ON THIS ____ DAY OF _____, 2023.

Bradley J. Frost, Mayor

ATTEST:

Terilyn Lurker, City Recorder

Previous Version



VALVE BOX DETAIL

DRAWN:	JRP
REVIEWED:	
DATE:	JULY 2002
SCALE:	VARIES



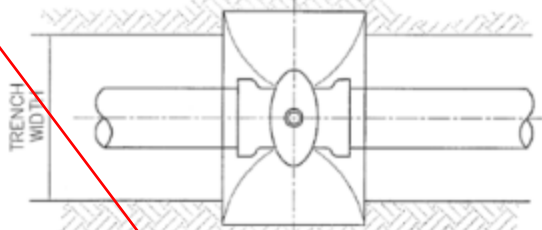
Northern
ENGINEERING AND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
DREM, UTAH 84057
(801) 852-5992

AMERICAN FORK CITY

STANDARD DETAIL FOR
VALVE BOX DETAIL

DRAWING NO.
15.4

Previous Version



LID TYPE
CIRCULAR
SHAPED LID

PLAN

VALVE BOX W/ CIRCULAR
SHAPED LID. D&L MODEL
M-8040 OR APPROVED EQUAL
(INSIDE PAINTED PURPLE, TRIM
AS NEEDED)

UNPAVED AREAS
FINISHED GRADE

ASPHALTIC
CONCRETE PAVEMENT

GEOTEXTILE FABRIC
WRAPPED AROUND
VALVE AND VALVE
BOX

24" MIN.
COVER

8" MIN. OVERLAP

VALVE ENDS
FOR TYPE OF
PIPE INSTALLED

24"
MIN.

PEAGRAVEL BACKFILL AROUND
ALL VALVE BOXES

14 AWG TRACER WIRE

6" MIN.

UNDISTURBED EARTH

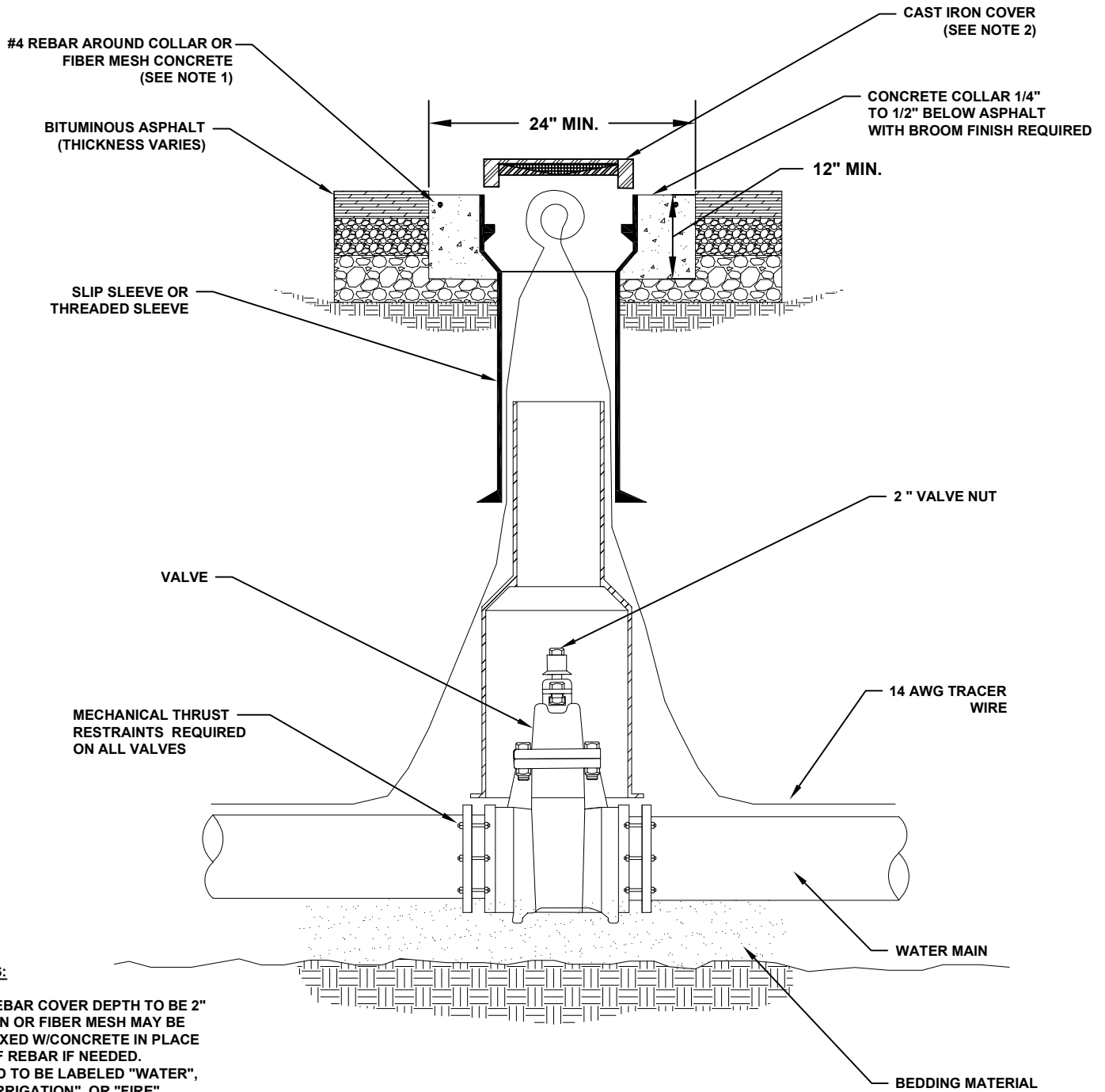
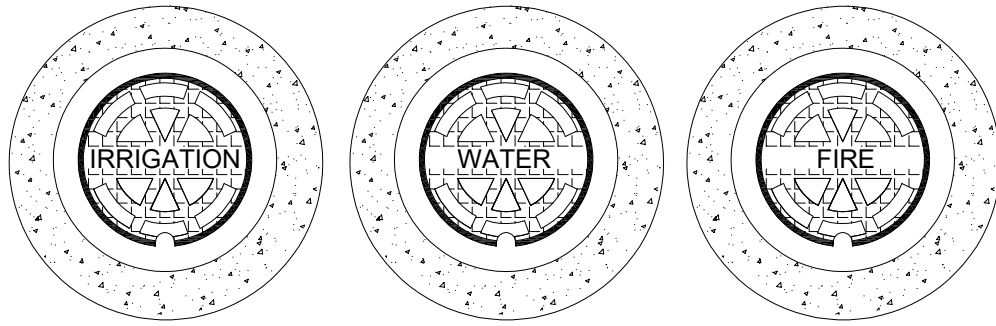
SECTION

NOTES:

1. ALL BURIED VALVES SHALL BE PROVIDED WITH EXTENSION STEM OPERATOR WITH 2" SQ. A.W.W.A. NUT WITHIN 36" OF VALVE BOX COVER. NUT SHALL INDICATE THE DIRECTION OF ROTATION TO OPEN VALVE.
2. COAT BURIED PIPE AND VALVE BOX PER SPECIFICATIONS.
3. VALVE BOX SHALL BE CLEANED OF ALL DEBRIS AND SOIL.

VALVE BOX INSTALLATION

DESIGNED BY		STANDARD SPEC. FILE	DRAWING NO.
DRAWN BY			
CHECKED BY			
DATE			
SCALE			
REVISION			
HORROCKS ENGINEER	ONE WEST HARBOR P.O. BOX 373 AMERICAN FORK (303) 743-5100	AMERICAN FORK CITY	SECONDARY WATER VALVE BOX DETAIL 15.4A



NOTES:

1. REBAR COVER DEPTH TO BE 2" MIN OR FIBER MESH MAY BE MIXED W/CONCRETE IN PLACE OF REBAR IF NEEDED.
2. LID TO BE LABELED "WATER", "IRRIGATION", OR "FIRE".
3. ASPHALT TO BE CUT BY CORING REQUIRED.

DRAWN: ASG
 REVISED: ASG
 DATE: JULY 2023
 SCALE: NTS



AMERICAN FORK CITY
 PUBLIC WORKS
 275 EAST 200 NORTH
 (801) 763-3060

STANDARD DETAIL FOR
 VALVE BOX DETAIL

DRAWING NO.
 15.4

Agenda Topic

Review and recommendation on an application for a Final Plat, known as The Flats at Lakeshore Landing Block 3 – Plat B, located at approximately 444 South 920 West, American Fork City, UT 84003. The Final Plat will be for approximately 1.56 acres and will be in the Transit Oriented Development (TOD) Zone.

BACKGROUND INFORMATION		
Location:		444 South 920 West
Project Type:		Final Plat
Applicants:		Roy Bartee - Ridgemark
Existing Land Use:		Transit Oriented Development
Proposed Land Use:		N/A
Surrounding Land Use:	North	Transit Oriented Development
	South	Residential Low Density
	East	Transit Oriented Development
	West	Transit Oriented Development
Existing Zoning:		TOD
Proposed Zoning:		N/A
Surrounding Zoning:	North	TOD
	South	TOD
	East	TOD
	West	TOD

Background

The applicant has applied for a Final Plat to develop apartments. The project looks to provide 75 total units in the area and be four stories in height. The Final Plat shows two (2) parcels in accordance with their lot widths, and they will provide shared parking between the two parcels for the apartment units. The applicant will need to provide and complete the entry numbers for the shared parking documents and reference documents before obtaining signatures for mylar.

Sec 17.7.210 Staff Submits Final Plan/Plat And Supporting Materials To Planning Commission

Upon completion of the technical review conference and subject to a finding that the project materials are in a form suitable for action by the planning commission, the final plans/plats and supporting materials shall be placed on the agenda of the planning commission.

Sec 17.7.211 Planning Commission Acts On Final Plan/Plat And Supporting Materials

When the final plan/plat and supporting materials required for approval have been completed in final form, the plan/plat and supporting materials shall be placed on the agenda of the planning commission and the commission may act to recommend approval of the final plan/plat upon a finding that:

- A. The final plan/plat and supporting materials conform with terms of the preliminary approval.
- B. The final plan/plat complies with all city requirements and standards relating to large scale developments.
- C. The detailed engineering plans and materials comply with the city standards and policies.
- D. The estimates of cost of constructing the required improvements are realistic.
- E. The water rights conveyance documents have been provided.

Upon a finding of approval, the chairman shall be authorized to sign the final subdivision plats, where applicable.

Project Conditions of Approval

- 1. Complete all entry numbers for shared parking documents and reference documents before obtaining signatures for mylar.

Findings of Fact

- 1. The Final Plat **MEETS** the requirements of Section 17.7.210

2. The Final Plat **MEETS** the requirements of Section 17.7.211

Project Map



Standards Conditions of Approval

APPLICANT is responsible and shall submit/post/obtain all necessary documentation and evidence to comply with these Standard Conditions of Approval prior to any platting, permitting, or any other form of authorization by the City including plat recording or other property conveyance to the City and prior to scheduling a pre-construction meeting. All recording shall take place at the Utah County Recorder's Office.

1. **Title Report:** Submit an updated Title Report not older than 30 days or other type of appropriate verification that shows all dedications to the City are free and clear of encumbrances, taxes, or other assessments.
2. **Property Taxes and Liens:** Submit evidence that all the property taxes, for the current and/or previous years, liens, and agricultural land use roll over fees have been paid in full.
3. **Water Rights:** Submit evidence that all the required water rights have been conveyed to American Fork City.

4. **Performance Guarantee:** Post a performance guarantee for all required public and essential common improvements.
5. **Easements and Agreements:** Submit/record a long-term Storm Water Pollution Prevention Maintenance Agreement signed and dated by the property owner and any required easement documentation.
6. **Land Disturbance Permit:** Obtain a Land Disturbance Permit.
7. **Compliance with the Plan Review Comments:** All plans and documents shall comply with all the Technical Review Committee comments and the City Engineer's final review.
8. **Commercial Structure:** Record an Owner Acknowledgment and Utility Liability Indemnification if the proposed building is a multi-unit commercial structure served by a single utility service.
9. **Sensitive Lands:** Record all applicable documents required for compliance with the City's Sensitive Lands Ordinance.
10. **Utility Notification Form:** Submit a Subdivision Utility Notification Form.
11. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
12. **Fees:** Payment of all development, inspection, recording, streetlight, and other project related fees.
13. **Mylar:** Submit a Mylar. All plats will receive final verification of all formats, notes, conveyances, and other items contained on the plat by City staff (recorder, legal, engineer, GIS, planning).

Staff Recommendation

The Final Plat **MEETS** the requirements of Section 17.7.210 and Section 17.7.211. Staff recommends APPROVING the application WITH CONDITIONS.

Potential Motions – Final Plat

Approval

Madame Chair, I move to recommend approval for the proposed Final Plat, located at approximately 444 South 920 West, American Fork City, UT 84003, in the Transit Oriented Development (TOD) Zone, subject to any conditions found in the staff report and recommended by the Fire Marshall.

Denial

Madame Chair, I move to deny the proposed Final Plat, located at approximately 444 South 920 West, American Fork City, UT 84003, in the Transit Oriented Development (TOD) Zone.

Table

Madame Chair, I move to table action for the proposed Final Plat, located at approximately 444 South 920 West, American Fork City, UT 84003, in the Transit Oriented Development (TOD) Zone and instruct staff/developer to.....

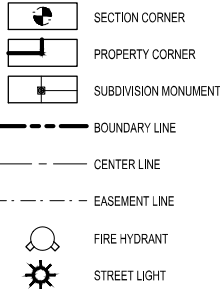
LAKESTORE LANDING BLOCK 1 PLAT B

A TRANSIT-ORIENTED DEVELOPMENT
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN,
AMERICAN FORK CITY, UTAH COUNTY, UTAH

ADDRESSES

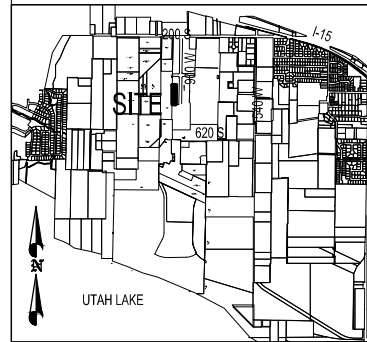
LOT 1G-1 & 1G-2 444 SOUTH 920 WEST

LEGEND



VICINITY SKETCH

scale 1:1/2 MILE



TABULATIONS

DEVELOPMENT AREA	1.59 AC
EXISTING ZONING	BLOCK TYPE 4
LAND USE:	TOD
FLOOD ZONE DESIGNATION:	X
FIRM MAP PANEL #:	49049C0306F
EFFECTIVE DATE:	JUNE 19, 2020

SURVEYOR'S CERTIFICATE

I, _____, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. _____. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-3a-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE _____

(SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 1692.92 FEET AND WEST 426.82 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST; AND RUNNING:

THENCE NORTH 89°13'03" WEST 120.67 FEET; THENCE NORTH 00°42'28" EAST 48.11 FEET; THENCE NORTH 01°03'27" EAST 349.48 FEET; THENCE NORTH 00°53'50" EAST 181.48 FEET; THENCE SOUTH 89°40'47" EAST 117.41 FEET; THENCE SOUTH 00°29'16" WEST 131.63 FEET; THENCE SOUTH 00°42'16" WEST 448.37 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 69.073 SQUARE FEET IN AREA OR 1.59 ACRES.

(NOTE: ALL BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE NAD 27 BEARING OF N 89°52'20" E ALONG THE SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST TO THE SOUTHEAST CORNER OF SAID SECTION 22.)

OWNER'S DEDICATION

THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED ABOVE AND SHOWN ON THIS PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS SHOWN THEREON FOR THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. _____

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF UTAH } S.S.
ON THE ____ DAY OF _____, A.D. _____ PERSONALLY APPEARED BEFORE ME _____

WHICH PERSON ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING DEDICATION IN HIS RESPECTIVE CAPACITIES ON BEHALF OF _____, IN ACCORDANCE WITH THE GOVERNING DOCUMENTS OF SUCH COMPANY.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

THE ____ CITY COUNCIL ____ OF ____ AMERICAN FORK CITY ____ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS ____ DAY OF _____, A.D. ____.

____ MAYOR ____ CITY COUNCIL MEMBER
____ CITY COUNCIL MEMBER ____ CITY COUNCIL MEMBER
____ CITY COUNCIL MEMBER ____ CITY COUNCIL MEMBER
APPROVED ____ ATTEST ____
CITY ENGINEER CLERK-RECORDER

PLANNING COMMISSION APPROVAL

APPROVED THIS ____ DAY OF _____, A.D. ____ BY THE
____ AMERICAN FORK CITY ____ PLANNING COMMISSION

____ PLANNER ____ CHAIRMAN, PLANNING COMMISSION

LAKESTORE LANDING BLOCK 1 PLAT B

A TRANSIT-ORIENTED DEVELOPMENT
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN,
AMERICAN FORK CITY, UTAH COUNTY, UTAH

SCALE: 1" = 50' FEET

SURVEYOR'S SEAL NOTARY PUBLIC SEAL CLERK-RECORDER SEAL

	American Fork City Development Review Committee
Planning and Zoning Reviewed copperman 08/21/2023	No comments
Fire Department Reviewed M. Sacco 08/21/2023	
Engineering Division Reviewed jhsu 08/17/2023	make sure to complete all entry NO: before obtain signatures for mylar.

Next Step
Approved with Conditions
Proceed to Planning
Commission on 09/06/2023

SYMBOLS

NO BASEMENTS ALLOWED
SLAB ON GRADE

SHARED PARKING DOCUMENTS:

SHARED PARKING FACILITIES ARE SUBJECT TO A RECORDED COVENANT SPECIFYING FUNDING, MAINTENANCE, INSURANCE, AND MAINTENANCE.

LOTS 1G-1 & 1G-2
RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS
ENTRY NO: _____

LOTS 1G-1 & 1G-2 & LAKESTORE LANDING TOWNHOME OWNERS ASSOCIATION
RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS
ENTRY NO: _____

REFERENCE DOCUMENTS:

NOTICE OF INTEREST, BUILDING REQUIREMENTS, AND ESTABLISHMENT OF RESTRICTIVE COVENANTS

RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS
ENTRY NO: _____

NOTES

1. OFFSET PINS TO BE PLACED IN THE BACK OF THE CURB AND 5/8" BY 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY.
2. BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL 1) ASPHALT PAVING IS INSTALLED AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHAL AND CHARGED WITH CULINARY WATER.
3. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON.

SURVEYOR
ENSIGN
THE STANDARD IN ENGINEERING
SALT LAKE CITY
45 W. 1000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

ENGINEER
Berg
CIVIL ENGINEERING
11038 N. Highland Blvd. Suite 400
Highland UT 84003
Office: (801) 402-1277
cell: (801) 816-1677

SEWER & WATER AUTHORITY APPROVAL

APPROVED THIS ____ DAY OF _____, A.D. 20 ____,
BY THE WATER AUTHORITY.

SEWER & WATER AUTHORITY

Agenda Topic

Review and recommendation on an application for a Final Plat, known as The Flats at Lakeshore Landing – Block 3 Plat F, located at approximately 496 South 920 West, American Fork City, UT 84003. The Final Plat will be on approximately 0.94 acres and will be in the Transit Oriented Development (TOD) Zone.

BACKGROUND INFORMATION		
Location:		496 South 920 West
Project Type:		Final Plat
Applicants:		Roy Bartee - Ridgemark
Existing Land Use:		Residential Low Density
Proposed Land Use:		N/A
Surrounding Land Use:	North	Transit Oriented Development
	South	Residential Low Density
	East	Residential Low Density
	West	Residential Low Density
Existing Zoning:		TOD
Proposed Zoning:		N/A
Surrounding Zoning:	North	TOD
	South	TOD
	East	TOD
	West	TOD

Background

The applicant has applied for a Final Plat to develop apartments. The project looks to provide 41 total units in the area and be four stories in height. The Final Plat shows two (2) parcels in accordance with their lot widths, and they will provide shared parking between the two parcels for the apartment units. The applicant will need to provide and complete the entry numbers for the shared parking documents and reference documents before obtaining signatures for mylar.

Sec 17.7.210 Staff Submits Final Plan/Plat And Supporting Materials To Planning Commission

Upon completion of the technical review conference and subject to a finding that the project materials are in a form suitable for action by the planning commission, the final plans/plats and supporting materials shall be placed on the agenda of the planning commission.

Sec 17.7.211 Planning Commission Acts On Final Plan/Plat And Supporting Materials

When the final plan/plat and supporting materials required for approval have been completed in final form, the plan/plat and supporting materials shall be placed on the agenda of the planning commission and the commission may act to recommend approval of the final plan/plat upon a finding that:

- A. The final plan/plat and supporting materials conform with terms of the preliminary approval.
- B. The final plan/plat complies with all city requirements and standards relating to large scale developments.
- C. The detailed engineering plans and materials comply with the city standards and policies.
- D. The estimates of cost of constructing the required improvements are realistic.
- E. The water rights conveyance documents have been provided.

Upon a finding of approval, the chairman shall be authorized to sign the final subdivision plats, where applicable.

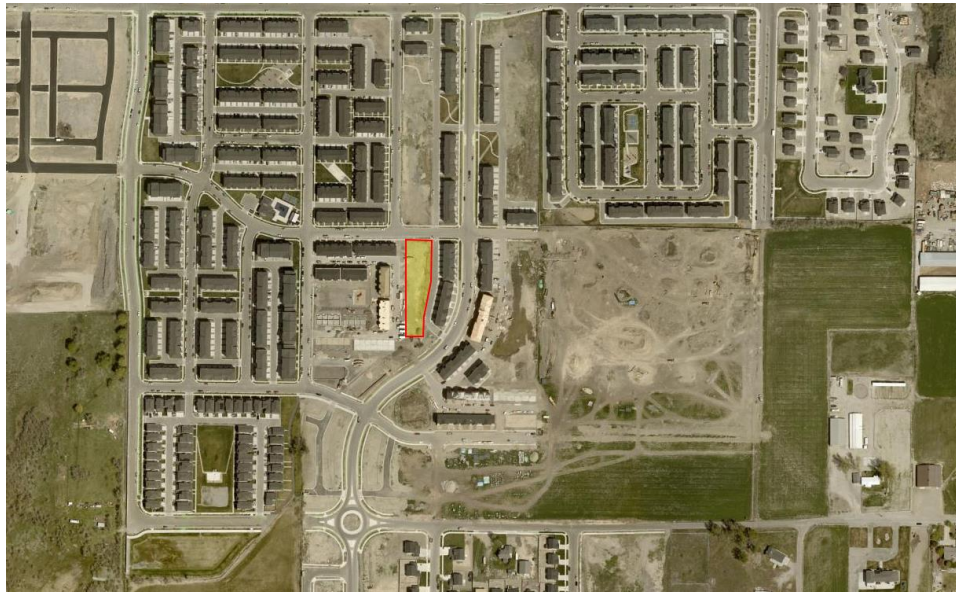
Project Conditions of Approval

- 1. Complete all entry numbers for shared parking documents and reference documents before obtaining signatures for mylar.
- 2. Remove the line indicated on the Final Plat by our engineer doing the review.

Findings of Fact

1. The Final Plat MEETS the requirements of Section 17.7.210
2. The Final Plat MEETS the requirements of Section 17.7.211

Project Map



Standards Conditions of Approval

APPLICANT is responsible and shall submit/post/obtain all necessary documentation and evidence to comply with these Standard Conditions of Approval prior to any platting, permitting, or any other form of authorization by the City including plat recording or other property conveyance to the City and prior to scheduling a pre-construction meeting. All recording shall take place at the Utah County Recorder's Office.

1. **Title Report:** Submit an updated Title Report not older than 30 days or other type of appropriate verification that shows all dedications to the City are free and clear of encumbrances, taxes, or other assessments.
2. **Property Taxes and Liens:** Submit evidence that all the property taxes, for the current and/or previous years, liens, and agricultural land use roll over fees have been paid in full.
3. **Water Rights:** Submit evidence that all the required water rights have been conveyed to American Fork City.

4. **Performance Guarantee:** Post a performance guarantee for all required public and essential common improvements.
5. **Easements and Agreements:** Submit/record a long-term Storm Water Pollution Prevention Maintenance Agreement signed and dated by the property owner and any required easement documentation.
6. **Land Disturbance Permit:** Obtain a Land Disturbance Permit.
7. **Compliance with the Plan Review Comments:** All plans and documents shall comply with all the Technical Review Committee comments and the City Engineer's final review.
8. **Commercial Structure:** Record an Owner Acknowledgment and Utility Liability Indemnification if the proposed building is a multi-unit commercial structure served by a single utility service.
9. **Sensitive Lands:** Record all applicable documents required for compliance with the City's Sensitive Lands Ordinance.
10. **Utility Notification Form:** Submit a Subdivision Utility Notification Form.
11. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
12. **Fees:** Payment of all development, inspection, recording, streetlight, and other project related fees.
13. **Mylar:** Submit a Mylar. All plats will receive final verification of all formats, notes, conveyances, and other items contained on the plat by City staff (recorder, legal, engineer, GIS, planning).

Staff Recommendation

The Final Plat **MEETS** the requirements of Section 17.7.210 and Section 17.7.211. Staff recommends APPROVING the application WITH CONDITIONS.

Potential Motions – Final Plat

Approval

Madame Chair, I move to recommend approval for the proposed Final Plat, located at approximately 496 South 920 West, American Fork City, UT 84003, in the Transit Oriented Development (TOD) Zone, subject to any conditions found in the staff report and recommended by the Fire Marshall.

Denial

Madame Chair, I move to deny the proposed Final Plat, located at approximately 496 South 920 West, American Fork City, UT 84003, in the Transit Oriented Development (TOD) Zone.

Table

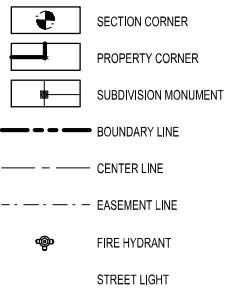
Madame Chair, I move to table action for the proposed Final Plat, located at approximately 496 South 920 West, American Fork City, UT 84003, in the Transit Oriented Development (TOD) Zone] and instruct staff/developer to.....

LAKE SHORE LANDING BLOCK 3 PLAT F

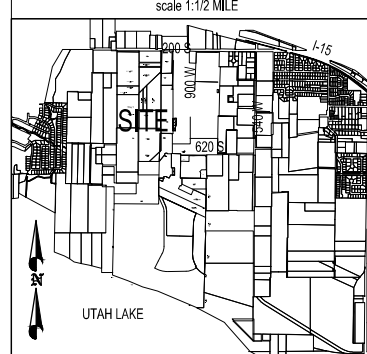
A TRANSIT-ORIENTED DEVELOPMENT
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN,
AMERICAN FORK CITY, UTAH COUNTY, UTAH

ADDRESSES	
LOT 3C-1 & 3C-2	496 SOUTH 920 WEST

LEGEND



VICINITY SKETCH



TABULATIONS

DEVELOPMENT AREA	0.91 AC
EXISTING ZONING	BLOCK TYPE 4
LAND USE:	TOD
FLOOD ZONE DESIGNATION:	X
FIRM MAP PANEL #:	49049C0306F
EFFECTIVE DATE:	JUNE 19, 2020

SURVEYOR'S CERTIFICATE

I, _____, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. _____. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE _____

(SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 1328.42 FEET AND WEST 461.34 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST; AND RUNNING:

THENCE NORTH 89°18'21" WEST 91.24 FEET; THENCE NORTH 02°31'59" EAST 18.56 FEET; THENCE NORTH 00°42'25" EAST 346.27 FEET; THENCE SOUTH 89°13'03" EAST 120.59 FEET; THENCE SOUTH 00°51'39" WEST 156.66 FEET; THENCE SOUTH 12°45'06" WEST 135.61 FEET; THENCE SOUTH 01°38'03" WEST 75.62 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 39,824 SQUARE FEET IN AREA OR 0.91 ACRES.

(NOTE: ALL BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE NAD 27 BEARING OF N 89°52'20" E ALONG THE SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST TO THE SOUTHEAST CORNER OF SAID SECTION 22.)

NUMBER OF LOTS 2

OWNER'S DEDICATION

THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED ABOVE AND SHOWN ON THIS PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS SHOWN THEREON FOR THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. _____

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF UTAH } S.S.
ON THE ____ DAY OF _____, A.D. _____ PERSONALLY APPEARED BEFORE ME _____

WHICH PERSON ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING DEDICATION IN HIS RESPECTIVE CAPACITIES ON BEHALF OF _____, IN ACCORDANCE WITH THE GOVERNING DOCUMENTS OF SUCH COMPANY.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

THE ____ CITY COUNCIL ____ OF ____ AMERICAN FORK CITY ____ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS ____ DAY OF _____, A.D. ____.

____ MAYOR ____ CITY COUNCIL MEMBER

____ CITY COUNCIL MEMBER ____ CITY COUNCIL MEMBER

____ CITY COUNCIL MEMBER ____ CITY COUNCIL MEMBER

APPROVED ____ ATTEST ____
CITY ENGINEER CLERK-RECORDER

PLANNING COMMISSION APPROVAL

APPROVED THIS ____ DAY OF _____, A.D. ____ BY THE
____ AMERICAN FORK CITY ____ PLANNING COMMISSION

____ PLANNER ____ CHAIRMAN, PLANNING COMMISSION

LAKE SHORE LANDING BLOCK 3 PLAT F

A TRANSIT-ORIENTED DEVELOPMENT
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN,
AMERICAN FORK CITY, UTAH COUNTY, UTAH

SCALE: 1" = 50' FEET

SURVEYOR'S SEAL NOTARY PUBLIC SEAL CLERK-RECORDER SEAL

	American Fork City Development Review Committee
Planning and Zoning Reviewed copperman 08/21/2023	No comments
Fire Department Reviewed M. Sacco 08/21/2023	No comment
Engineering Division Reviewed jhsu 08/17/2023	

Next Step
Approved with Conditions

Proceed to Planning
Commission on 09/06/2023

SYMBOLS

NO BASEMENTS ALLOWED
SLAB ON GRADE

SHARED PARKING DOCUMENTS:

SHARED PARKING FACILITIES ARE SUBJECT TO A RECORDED COVENANT SPECIFYING FUNDING, MAINTENANCE, INSURANCE, AND MAINTENANCE.

LOTS 3C-1 & 3C-2
RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS
ENTRY NO: _____

REFERENCE DOCUMENTS:

NOTICE OF INTEREST, BUILDING REQUIREMENTS, AND ESTABLISHMENT OF RESTRICTIVE COVENANTS

RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS
ENTRY NO: _____

NOTES

1. OFFSET PINS TO BE PLACED IN THE BACK OF THE CURB AND 5/8" BY 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY.
2. BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL 1) ASPHALT PAVING IS INSTALLED AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHAL AND CHARGED WITH CULINARY WATER.
3. LOWEST FLOOR SLAB ELEVATION SHALL BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON.

SURVEYOR
ENSIGN
THE STANDARD IN ENGINEERING
SALT LAKE CITY
45 W. 1000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

ENGINEER
Berg
CIVIL ENGINEERING
11038 N. Highland Blvd. Suite 400
Highland, UT 84003
Office: (801) 462-1277
cell: (801) 816-1877

SEWER & WATER AUTHORITY APPROVAL

APPROVED THIS ____ DAY OF _____, A.D. 20 ____,
BY THE WATER AUTHORITY.

SEWER & WATER AUTHORITY